

DESCRIPTION

PART OF BLOCK NUMBER 3 IN PRECEDENT SOUTH BUSINESS CENTER SECTION ONE THE PLAT OF WHICH IS RECORDED IN PLAT CABINET "D", PAGE 194 A-F IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 3. THE NEXT TWO (2) COURSES FOLLOW THE WEST LINE THEREOF; 1) THENCE SOUTH 03 DEGREES 56 MINUTES 24 SECONDS WEST (BEARING BASED ON SAID RECORDED PLAT) 27.22 FEET; 2) THENCE SOUTH 01 DEGREE 04 MINUTES 40 SECONDS WEST 280.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 88 DEGREES 51 MINUTES 18 SECONDS EAST 297.00 FEET; THENCE PARALLEL WITH THE CENTERLINE OF COMMERCE PARKWAY WEST DRIVE SOUTH 01 DEGREE 04 MINUTES 40 SECONDS WEST 307.55 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 18 SECONDS WEST 297.00 FEET TO THE WEST LINE OF SAID BLOCK 3; THENCE ALONG LAST SAID WEST LINE NORTH 01 DEGREE 04 MINUTES 40 SECONDS EAST 307.55 FEET TO THE POINT OF BEGINNING CONTAINING 2.10 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

Surveyor's Report

1. I, the undersigned, hereby certify, to the best of my professional knowledge, information, and belief, the within plat represents the results of a Class "D" Survey, as defined in 865 IAC 1-12, completed in the field, by me, on January 13, 2006. The following paragraphs are observations and opinions regarding the uncertainties in the locations of monuments (found and set) record documents, and the deed lines as established by this survey, and as introduced by probable random errors in the measurements (Theoretical Uncertainty) made due to the instrumentation and techniques employed. There may be differences between lines of occupation (possession) and the deed lines as shown on this survey. There may be unwritten rights regarding title over the land between the occupation and the deed line, the client should assume that the uncertainty of ownership of these areas is, at least, equal to the magnitude of the difference.

The survey may show differences between the record (R), deed (D), or plat (P) dimensions and the measured (M) dimensions along the deed lines. There may also be references made to monuments found at or near the corners, or along the deed lines of the subject real estate. In cases where the monument is not exactly in agreement with this survey, but within the tolerances for the Theoretical Uncertainty for a certain Class of survey, no new monument was set, because the difference is deemed insignificant, the difference may be shown to accentuate the uncertainty of that corner. In those cases where the difference is greater than the Theoretical Uncertainty or uncertainty in referenced monuments, caution should be exercised before making any improvements along those lines affected. Those uncertainties considered to be significant are discussed below.

Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate. Monuments set in earthen cover are 5/8" rebar with yellow plastic caps stamped "PROJECTS PLUS - 0029", unless otherwise noted. Monuments set on hard surfaced areas are as indicated on the drawing. There may be 5/8" rebar with red plastic caps stamped "PROJECTS PLUS - CONTROL POINT" found on or near the subject real estate. These are working points and not to be confused as monuments.

2. The accuracy of the flood hazard data shown on the Flood Hazard Insurance Rate Map. According to the Federal Flood Insurance Rate Map of Johnson County, Indiana, Commenced 1989, the described real estate lies within the area determined to be outside the 500-year flood.

3. Information regarding the ownership of the property as shown in local government records, or as shown in the title insurance policy.

4. Subject to commitments concerning the use of the property in connection with the rezoning of property and the issuance of Instrument No. 1993-012193.

5. Subject to Covenants, Restrictions and Easements recorded in Instrument No. 1999-012193, dated October 5, 1999 AS recorded in Instrument No. 1999-0300.

6. Evidence of the title for the subject property. Some of the items identified by their reference to the survey please see the attached exhibit.

EXHIBIT


ALL-STATE LEGAL

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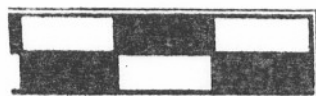
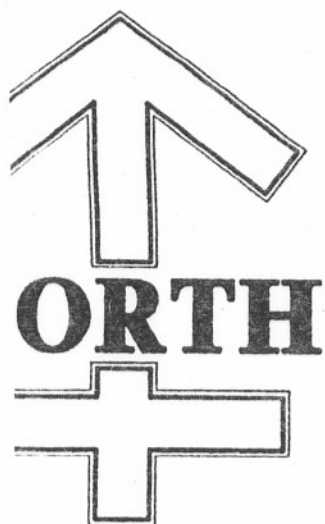
certificate of title for the subject property.

To: SIGNS SOLUTIONS, LLC, KEY BANK, NA its interests may appear, CHICAGO TITLE IN

This is to certify that this map or plat, and the accompanying data, were prepared in accordance with the "Minimum Standard Detail Surveys," jointly established and adopted by ALTA, ACSM, and the National Society of Professional Surveyors. This survey includes items 1 through 4, 7a, 8, 10, and 11 of the Accuracy Standards as adopted by ALTA, ACSM, and the National Society of Professional Surveyors. The undersigned further certifies that the survey measurements made on the survey were made in accordance with the survey Tolerance. The planimetric data was gathered using an electronic instrument with data collector.


JEFFREY D. KNARR
REGISTERED LAND SURVEYOR NO. 20100069
STATE OF INDIANA

JEFFREY D. KNARR



0' 40' 60' 80'

SCALE: 1" = 40'

FROM THE RECORD PLAT OF PRECEDENT
SECTION ONE AS RECORDED IN PLAT.
ALL EASEMENTS SHOWN ARE THOSE AS

